

SMU Zoning District Regulations

It is the intent of the Stoney Mixed Use District to provide for a mixture of residential and commercial uses as well as providing for tourism at a scale suitable for the district. This district has unique opportunities due to its Island gateway location, the large amount of shoreline along the tidal creeks, and constraints due to the largest volume of traffic on Hilton Head Island (traveling on US 278). The uses permitted in this district are intended to balance these opportunities and constraints. Development should utilize access other than US 278 whenever possible, and should take advantage of the views across the tidal creeks in the area.

Permitted Uses

Single Family Residential
Bicycle Rental (with outdoor Storage)
Eating Establishments, Low Turnover
Multifamily Residential
Mixed Use
Community Service
Government Facilities
Religious Institutions
Cemetery
Neighborhood Park
Linear Park
Mini Park
Special Use Park

Minor Utility
Agriculture
Eating Establishments, High Turnover
Eating Establishments, without Seating
Health Services Office except Hospitals
Real Estate Sales/Rental Office
Other Office
Central Reception or Check-in Facility
Bank or Financial Institution
Souvenir or T-Shirt Store
Other Retail Sales or Service
Car Wash

Permitted with Conditions (See Planning Staff for Conditions)

Daycare
Telecommunications Facility
Bed & Breakfast Inn
Inn
Dance Studio
Convenience Store

Health Club or Spa
Open Air Sales
Shopping Center
Watercraft Sales, Rental or Service
Seafood Processing

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions
Major Utility
Indoor Recreation
Hotel or Motel

Night Club or Bar
Gas Sales
Taxicab Service
Liquor Store

Density (per Net Acre)

10 Dwelling Units
Hotel/Motel/Inn/Bed & Breakfast – 20 rooms
7,000 Square Feet Other Uses

Maximum Structure Height

Residential/Mixed Use
45 feet above Base Flood Elevation
3 stories/ 1 level parking
Non Residential
35 feet above Base Flood Elevation
2 stories/ 1 level parking

Maximum Impervious Coverage

45% of Gross Acreage for Residential
45% of Gross Acreage for Nonresidential
50% of Gross Acreage for Mixed Use

Minimum Open Space

45% of Gross Acreage for Residential
55% of Gross Acreage for Nonresidential
45% of Gross Acreage for Mixed Use

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.